



Common Pitfalls in Site/Property Management and Vapor Mitigation

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*Department of Environmental Quality
Brownfields Redevelopment Section*



Overview

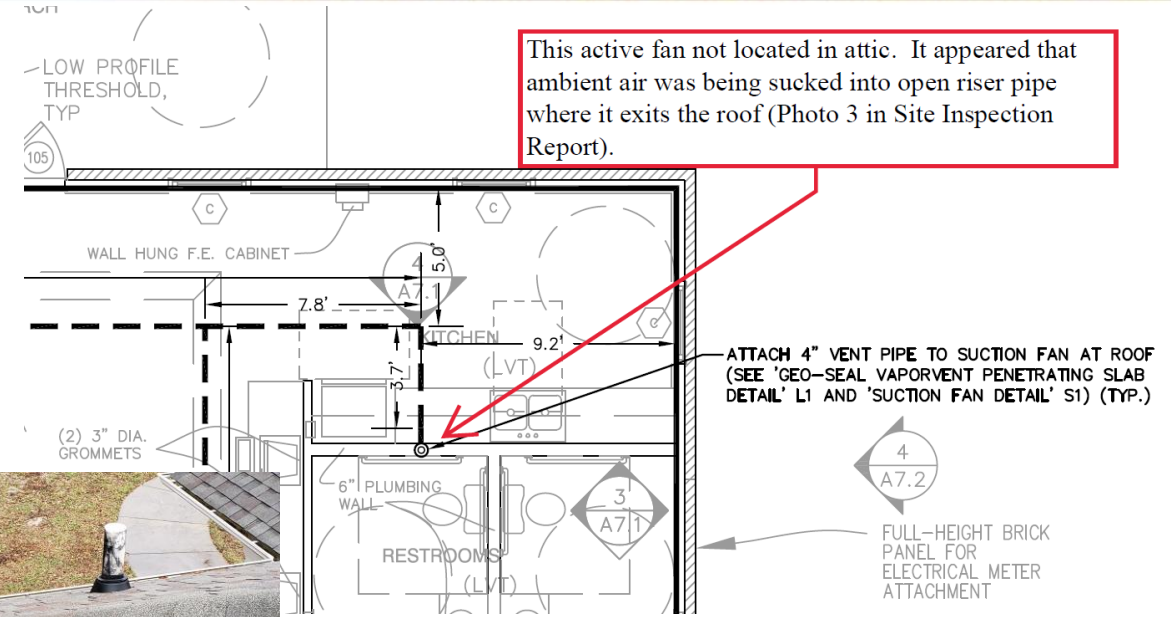
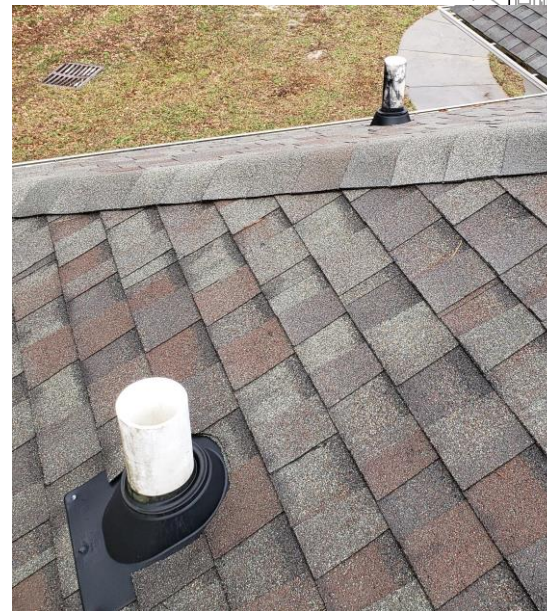
- Construction
 - Mitigation System Installs
- Post-Construction
 - Pre-Occupancy Sampling
 - O&M VIMS Systems



Construction

VIMS – What have we seen?

- Not installing fans
 - Passive or Active fans can be forgotten
- Fans installed backwards
 - Should be caught during inspections
 - Have meeting with all sub-contractors
- Fan installed in attic instead of roof



Construction

VIMS – What have we seen?

- Incomplete vapor collection systems
- Improper building materials in VIMS
 - Roofing tar for seal sealant
 - Stego barrier/tape
- Install variances not reported, found during review or inspections



✘ Roofing Mastic

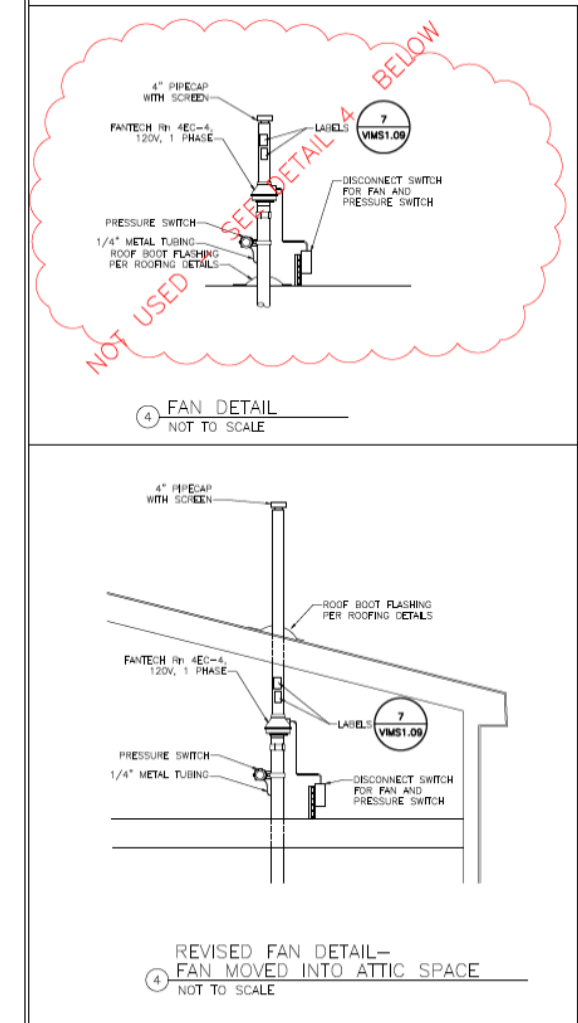


Construction

VIMS – Installation Report

- Include pictures of labels, vents, other visible components
- Specifically address stairwells, elevator shafts, etc.
- Call out variances & include updated as built
- Tell us what you installed - As-Built should not include “or equivalent”
- Include SDS for building materials
- Report needed prior to compliance review/occupancy

All of this extends review and delays occupancy!



Post-Construction

Pre-Occupancy Sampling Challenges

- **Summas** – maintain pressure in the canisters.
 - Reaching 0” Hg will likely result in a resample
 - Document all canister pressure readings
 - Ensure labs report cannister pressures
- **Submittal** – Submit samples to the lab ASAP
 - For GW & Soil, if there is a delay, maintain temperature for chilled samples and keep records.
 - Don't hold samples for a week.

Client Sample ID	Lab Use Only						Client Sampling Information							
	Canister Certification Batch: 10/12/23						Sampling Start Information			Sampling Stop Information			Sample Type Code	Comments (Any additional information about the site)
	Flow Controller ID:	Cal Flow (cc/min)	Canister ID:	Size (L)	Lab Outgoing Canister Pressure	Lab Receiving Canister Pressure	Start Date	Start Time (24hr clock)	Initial Canister Pressure (in Hg)	Stop Date	Stop Time (24hr clock)	Final Canister Pressure (in Hg)		
1) 1-B	6550	3.4	42648	1.4	-28		10/31	1220	28	11/1	1045	8	AA	E-1 either no 3 canister or regulator failure.
2) E-1	14313	3.4	36101	1.4	-30		10/31	1222	30	11/1	1040 (Failure)	0	AA	
3) Dup-1	13138	3.4	42651	1.4	-29		10/31	1210	29	11/1	1035	6	AA	
4) 1-A	16203	3.5	37255	1.4	-29		10/31	1210	29	11/1	1030	5	AA	



Post-Construction

Pre-Occupancy

- Open pour backs adjacent to occupied spaces
 - Increases O&M checks by PD team
 - Can cause IA sample interference
- TCE in IA from Furniture
- Long sub-slab runs – moisture entrapment
 - Issues with pressure monitoring or sampling
- Final Grade Sampling timing
 - Required *prior* to occupancy, plan accordingly.
 - Curb/Gutter and Mass Grading Complete

